

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic McPherson-Holland House

and/or common

**2. Location**

street & number 115 Edwin Avenue

\_\_\_ not for publication

city, town Glendale

\_\_\_ vicinity of

congressional district #2 (Robert Young)

state Missouri

code 29

county St. Louis

code 189

**3. Classification**

Category	Ownership	Status	Present Use	
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	<input checked="" type="checkbox"/> private residence
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> no	___ military	___ other:

**4. Owner of Property**

name Mr. and Mrs. Shadrach Morris

street & number 115 Edwin Avenue

city, town Glendale

\_\_\_ vicinity of St. Louis

state Missouri

**5. Location of Legal Description**

courthouse, registry of deeds, etc. St. Louis County Recorder of Deeds

street & number 7900 Forsyth

city, town Clayton

state Missouri

**6. Representation in Existing Surveys**

title 100 Historic Buildings in St. Louis Co. has this property been determined eligible? \_\_\_ yes ☒ no

date published: 1970

\_\_\_ federal \_\_\_ state ☒ county \_\_\_ local

depository for survey records St. Louis County Department of Parks and Recreation

city, town 1723 Mason Rd., St. Louis County

state Missouri 63131

## 7. Description

### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

This two-and-a-half-story brick house suggest a Southern Colonial influence as it is only one room deep.<sup>1</sup> The roof is a steeply pitched gable facing east and west. It has reminded some of houses from Charleston because its side is to the street and two stories of open porches run across the front; but the street is more recent than the house, and the front originally faced Lockwood far to the south.

The foundation is rubble with a cut stone watertable across the back and east sides. The bricks are soft and unfired, laid in common bond and painted dark red on the front of the house. The windows and doors have segmental arches and stone sills, and the windows are double hung, six-over-six, with functioning shutters.

The front of the house, facing south, is divided into seven bays. The narrow front door with its transom is in the third bay from the west, and there are similar doors onto the second-story porch in the first and third bays. The sixth bay contains an unusually narrow window on the first-floor. The two-tiered gallery across the front is supported on each tier by eight square, wooden posts with cornices, and the posts are connected by a wooden railing with square balusters. The first story of the porch is open across the west end, with stairs leading down to the garden, and it is open between the third and fourth posts, in front of the front door, with stairs down to the brick walk. The eaves of the gable extend down over the front of the house to form the roof of the porch and the part of the gable ends that extend over the front porch are filled in with white wood shingles. Gabled dormers with shutters are located over the second and fifth bays.

The east end of the house faces Edwin and has two bays of windows. There is a corniced belt course between the second and third floors on this side only, continuing the decorative line of the cornice under the roof of the porch. Two short casement windows without shutters are in the gable. There are plain wooden brackets under the eaves of the east and west ends of the house. The west end of the house has only one bay of windows in the center. The third story window under the gable is double hung and shuttered.

The back of the house faces north and has seven bays. A doorway into the kitchen is in the fourth bay from the east. It has a small, wooden, landing in front of it with stairs leading down to the north. Over the door is a wooden curved hood supported by large wooden brackets. Very small casement windows are under the eaves on the third floor in the first, third and seventh bays. Windows in the second and fifth bays are narrower than the others.

Wide brick chimneys pierce the roof on the back in the center and west bays. A third chimney stands over the center of the gable on the east end.

There is a deep basement under the western two-thirds of the house. The house was originally heated by stoves. It now has fireplaces in the living room on the west and the dining room on the east with elaborate mantelpieces brought from Europe by

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1859

Builder/Architect Unknown

### Statement of Significance (in one paragraph)

This house is significant primarily for its architecture. It is one of the best preserved antebellum houses in St. Louis County and it has always been imposing. A Southern Colonial style, which is seldom seen in this area, is implied by its one-room depth and its steep gable. An Italianate influence can be seen in the brackets and the arched windows. The fine detailing gives it an appearance of distinction. The builder, William McPherson, was prominent in St. Louis mercantile history; he built the house in 1859 and sold it immediately to another prominent businessman, Leonard B. Holland.<sup>1</sup>

McPherson was a lawyer from Kentucky who came to St. Louis in 1839 and became very successful in real estate. He foresaw the growth of St. Louis and developed much farm land into subdivisions. He served as president of the Missouri Pacific Railroad when its stock was greatly depreciated following the Gasconade River Train Disaster in 1855 and made the railroad financially successful. Before his death in 1872, he formed the St. Louis and Illinois Bridge Company which commissioned James B. Eads to build the first bridge across the Mississippi at St. Louis.<sup>2</sup> McPherson and his wife Mary Ann lived in a large stone house with stables and outbuildings on Webster Avenue north of Adams in Kirkwood.<sup>3</sup>

In 1860, soon after this beautiful brick house was built, William McPherson sold it to Leonard B. Holland and his wife Elenora.<sup>4</sup> Holland had come to St. Louis in 1853, and opened a saddlery on Market Street in the city.<sup>5</sup> Holland's sister was married to Hudson E. Bridge, and the Hollands and the Bridges had come to St. Louis from Walpole, New Hampshire.<sup>6</sup> In 1854, Leonard Holland became partner in the Bridge's and Beach Stove Company.<sup>7</sup> Hudson Bridge and his family lived on the property adjacent to Leonard Holland's on the south<sup>8</sup> and he was one of the founders of Washington University and Mary Institute. He preceded William McPherson as president of the Missouri Pacific Railroad and was involved with him as a founder of the Bellefontaine Cemetery and the St. Louis and Illinois Bridge Company.<sup>9</sup> Leonard Holland served on the first Kirkwood School Board,<sup>10</sup> but in 1866, he and Elenora sold their home and moved back to Walpole, New Hampshire.<sup>11</sup>

Holland sold his home to Luther T. Woods<sup>12</sup> who manufactured kiln-dried hominy, grits and cornmeal.<sup>13</sup> Woods lived in the house with his family until his mortgage was foreclosed in 1870, at which time Martin Collins bought the property.<sup>14</sup> Collins was a very successful insurance broker. He and his wife, Mary Alice, had seven children and they seem to have used this house as a country home, because their residence is listed as being in the city during the fifteen years that they owned this house on Edwin.<sup>15</sup> Martin Collins died in 1894.<sup>16</sup>

## 9. Major Bibliographical References

1. Bridge, Hudson E. Personal papers. Located in the Archives of the Missouri Historical Society. (bills from Leonard Holland and letters from William McPherson).
2. Coyle, Elinore. Old St. Louis Homes. (St. Louis: The Folkstone Press, 1964) p. 78.

## 10. Geographical Data

Acreage of nominated property 49 acre

Quadrangle name "Kirkwood, Mo."

Quadrangle scale 1:24,000

UMT References

A 

1	5	7	2	7	7	6	0	4	2	7	3	8	8	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

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D 

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E 

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F 

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H 

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**Verbal boundary description and justification** The McPherson House occupies Lot 10, Block 1, Bonita Park Subdivision, with a 100-foot east frontage on Edwin Ave. and extending at right angles 215 ft. to the west.

List all states and counties for properties overlapping state or county boundaries

state Missouri code 29 county St. Louis code 189

state \_\_\_\_\_ code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

## 11. Form Prepared By

name/title 1. Ann Morris, Assistant Curator

organization St. Louis Co. Dept. of Parks and Recreation date August, 1981

street & number 1723 Mason Road

telephone (314) 822-8475

city or town St. Louis

state Missouri 63131

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national

☒ state

☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title Director, Department of Natural Resources and  
State Historic Preservation Officer date \_\_\_\_\_

For NCRS use only

I hereby certify that this property is included in the National Register

date \_\_\_\_\_

Keeper of the National Register

Attest:

date \_\_\_\_\_

Chief of Registration

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
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MCPHERSON-HOLLAND HOUSE

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the McCullochs. The house has random-width pine floors throughout. The stairway is in the west center part of the house, opposite the front door. The kitchen may have originally been located in an outbuilding. When Mrs. Spencer McCulloch purchased the house in 1936, the large, west rooms was being used as the kitchen. The McCullochs divided the center section of the first floor with a wall that runs east and west and put the kitchen in the back room that was created; the front section serves as a hall. The large west room is now the living room.

The yard is formally landscaped and has many tall oaks and pines. On the west are a brick patio and a formal knot garden containing flowers and herbs with brick paths between them. A gravel driveway runs the length of the north property line. It leads to a small garden shed.

Footnote

1. John J. G. Blumenson, Identifying American Architecture (Nashville: American Association for State and Local History, 1977), p. 13.

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The property was owned by Thomas Bailey in 1895<sup>17</sup> and by R.E. Conley in 1896.<sup>18</sup> It was sold to Walter W. Praul, a lawyer, who sold it to the DeHodiamont Realty Company in 1905.<sup>19</sup> The DeHodiamont Realty Company subdivided the thirty acres, creating the Bonita Park Subdivision.<sup>20</sup> The original house on Lot 10 of Block 1 was sold to Basil Templeton and in 1909<sup>21</sup> Basil Templeton sold it to Charles Gleeson. Mr. Gleeson was an artist.<sup>22</sup>

In 1936 the Gleesons sold the house to Spencer and Susan McCulloch. Mr. McCulloch was a reporter for the St. Louis Post Dispatch and he and his wife had extensive renovation and restoration work done on the house. Mrs. McCulloch laid out the formal gardens.<sup>23</sup>

FOOTNOTES

1. Deed of Trust from William McPherson to Mary Coons. Deed Book 234, page 127. Recorder of Deeds Office, St. Louis City Hall. 1859.
2. Walter B. Stevens, St. Louis, History of the Fourth City (St. Louis: S.J. Clarke Pub. Co., 1909), Vol. III, p. 229.
3. June Dahl, A History of Kirkwood (St. Louis: The Kirkwood Historical Society, 1965), pp. 109, 120.
4. Warranty Deed from William McPherson to Leonard Holland, Deed Book 246, p. 510, Recorder of Deeds Office, St. Louis City Hall, 1860.
5. David Gould, St. Louis City Directory (St. Louis: Gould Publishing Co., 1853).
6. Personal papers of Hudson E. Bridge in Archives of Missouri Historical Society.
7. David Gould, 1854.
8. Julius Pitzman, Atlas of St. Louis City and County; (Philadelphia: A.B. Holcombe and Co., 1878) p. 55.
9. Stevens, p. 229.
10. Dahl, p. 127
11. Warranty Deed from Leonard Holland to Luther T. Woods, Deed Book 324, p. 307, Recorder of Deeds Office, St. Louis City Hall, 1866.

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12. Ibid.
13. Gould, 1867.
14. Deed from Luther T. Woods trustees to Martin Collins, Deed Book 417, p. 122, Recorder of Deeds Office, St. Louis City Hall, 1870.
15. Gould, 1870 to 1905.
16. Necrology Scrapbook located at the Missouri Historical Society (Martin Collins).
17. Letter from Mrs. Spencer McCulloch, June, 1981.
18. Ibid.
19. Deed from Walter W. Praul to DeHodiamont Realty Co., Deed Book 166, p. 244, Recorder of Deeds Office, St. Louis County Government Center, 1905.
20. Plat Book 7, p. 34, Recorder of Deeds Office, St. Louis County Government Center.
21. Title in possession of owner, Shadrach Morris.
22. Letter from Mrs. Spencer McCulloch, June, 1981.
23. Ibid.

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3. Dahl, June. A History of Kirkwood. (St. Louis: Kirkwood Historical Society, 1965) pp. 109 and 120.
4. Gould, David. St. Louis City Directories. (St. Louis: Gould Publishing Co.) Located at the Missouri Historical Society  
McPherson, William M., 1837 to 1872  
Holland, Leonard B., 1853 to 1866  
Woods, Luther T., 1866 to 1870  
Collins, Martin, 1870 to 1905
5. Historic Buildings Commission of the St. Louis County Department of Parks and Recreation. 100 Historic Buildings in St. Louis County. (Clayton, Missouri: St. Louis County Department of Parks and Recreation, 1970) p. 29.
6. Hutawa, Julius. Atlas of St. Louis County. (St. Louis: Julius Hutawa, 1847) pp. 112 and 114.
7. Hutawa, Julius. Atlas of St. Louis County. (St. Louis: Julius Hutawa, 1862) pp. 12
8. Necrology Scrapbooks located at the Missouri Historical Society.  
McPherson, William M.  
Collins, Martin
9. Pitzman, Julius. Atlas of St. Louis City and County. (Philadelphia: A.B. Holcombe and Company, 1878) p. 55.
10. St. Louis County Recorder of Deeds. Plat Book 7. p. 34. (Bonita Park Subdivision)
11. St. Louis Recorder of Deeds. Deed Book. Located in St. Louis City Hall.  

Book	Page	
T	517	to Wm. Lovejoy, 1830
Y	211	to John Moore, 1834
Y	189	John Darnielle, 1836
v2	495	David Coons, 1841
K4	358	(deed of trust) Benjamin Coons from Mary Coons, 1847
L4	131	division of David Coons Estate, 1847
X5	134	foreclosure to Mary Coons, 1851
234	127	(deed of trust) Wm. McPherson, 1859
246	510	to Leonard Holland, 1860
324	307	to Luther T. Woods, 1866
12. Second Baptist Church of St. Louis. William McPherson, a Memorial Service. (St. Louis: Second Baptist Church of St. Louis, 1872) Located at the Missouri Historical Society.
13. Stevens, Walter B. St. Louis, History of the Fourth City, 1763-1909. (St. Louis: The S.J. Clarke Publishing Co., 1909) Volume III p. 229.



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National Park Service**

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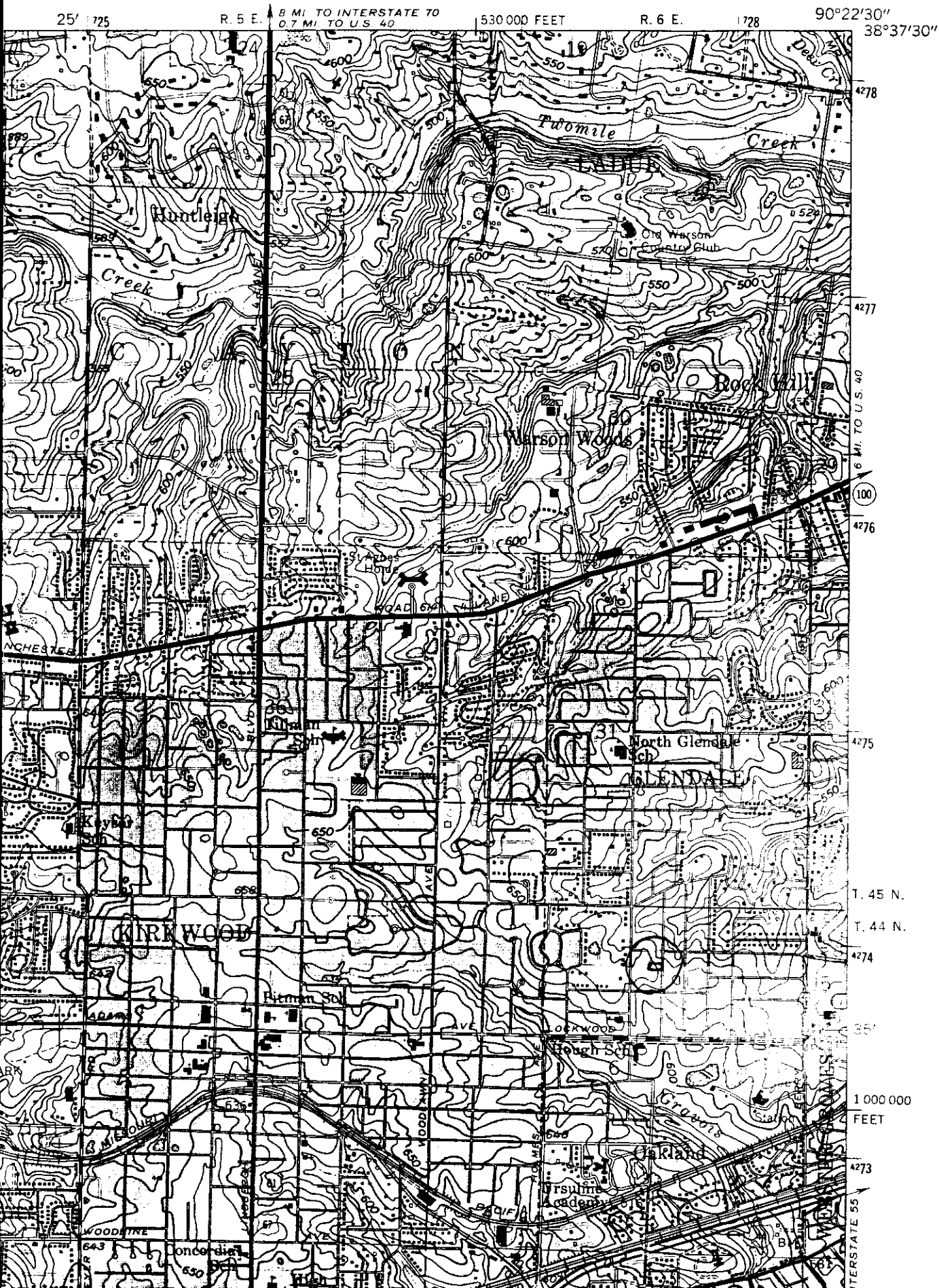
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2. James M. Denny, Section Chief, Nominations-Survey  
and State Contact Person June 1982  
Department of Natural Resources  
Historic Preservation Program 314/751-4096  
P.O. Box 176  
Jefferson City Missouri 65102

KIRKWOOD QUADRANGLE  
MISSOURI  
7.5 MINUTE SERIES (TOPOGRAPHIC)



MCPHERSON-HOLLAND HOUSE

1 of 5

115 Edwin Avenue

Glendale MO 63122

Photographer: Esley Hamilton, 11/81

Neg.Loc.: St. Louis Co. Parks & Rec. Dept.

1723 Mason Road

St. Louis MO 63131

View of east facade from street.



MCPHERSON-HOLLAND HOUSE                      2 of 5  
115 Edwin Avenue  
Glendale, MO 63122  
Photographer: Esley Hamilton, 11/81  
Neg.Loc.: St. Louis Co. Parks & Rec. Dept.  
          1723 Mason Road  
          St. Louis MO 63131  
View of southeast corner.



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115 Edwin Avenue

Glendale, MO 63122

Photographer: Esley Hamilton

Neg. Loc.: St. Louis Co. Parks & Rec. Dept.

1723 Mason Road

St. Louis MO 63131

View of south and west facades from adjacent property to south.







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115 Edwin Avenue

Glendale, MO 63122

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View of north facade from northwest.



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115 Edwin Avenue

Glendale, MO 63122

Photographer: Esley Hamilton, 11/81

Neg.Loc.: St. Louis Co. Parks & Rec. Dept.

1723 Mason Road

St. Louis MO 63131

View of north and east facades from street.

